

STAFF REPORT

DATE: January 30, 2023

RE: 317 Whitehead Street (permit application # T2023-0022)

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

An application was received requesting the removal of (2) Spanish Lime tree. A site inspection was done and documented the following:

Tree Species: Spanish Lime (*Melicoccus bijugatus*)

Tree #1



Photo showing tree location.



Photo of whole tree, view 1.



Photo of whole tree, view 2.



Photo of tree canopy, view 1.



Photo of tree trunks, view 1.



Photo of
tree
trunks,
view 2.



Photo of
tree trunks
and
canopy,
view 1.



Two
photos of
base of
tree,
views 1
& 2.





Photo of
base of
tree
closest to
existing
structure.



Photo of
base of
tree and
trunks,
view 1.



Photo of
base and
trunks of
tree, view 2.



Photo of
tree trunks
and canopy,
view 2.



Photo of
tree
trunks,
view 3.



Photo of
utility lines
and tree
trunks, view
1.



Photo of
utility
lines and
tree
trunks,
view 2.

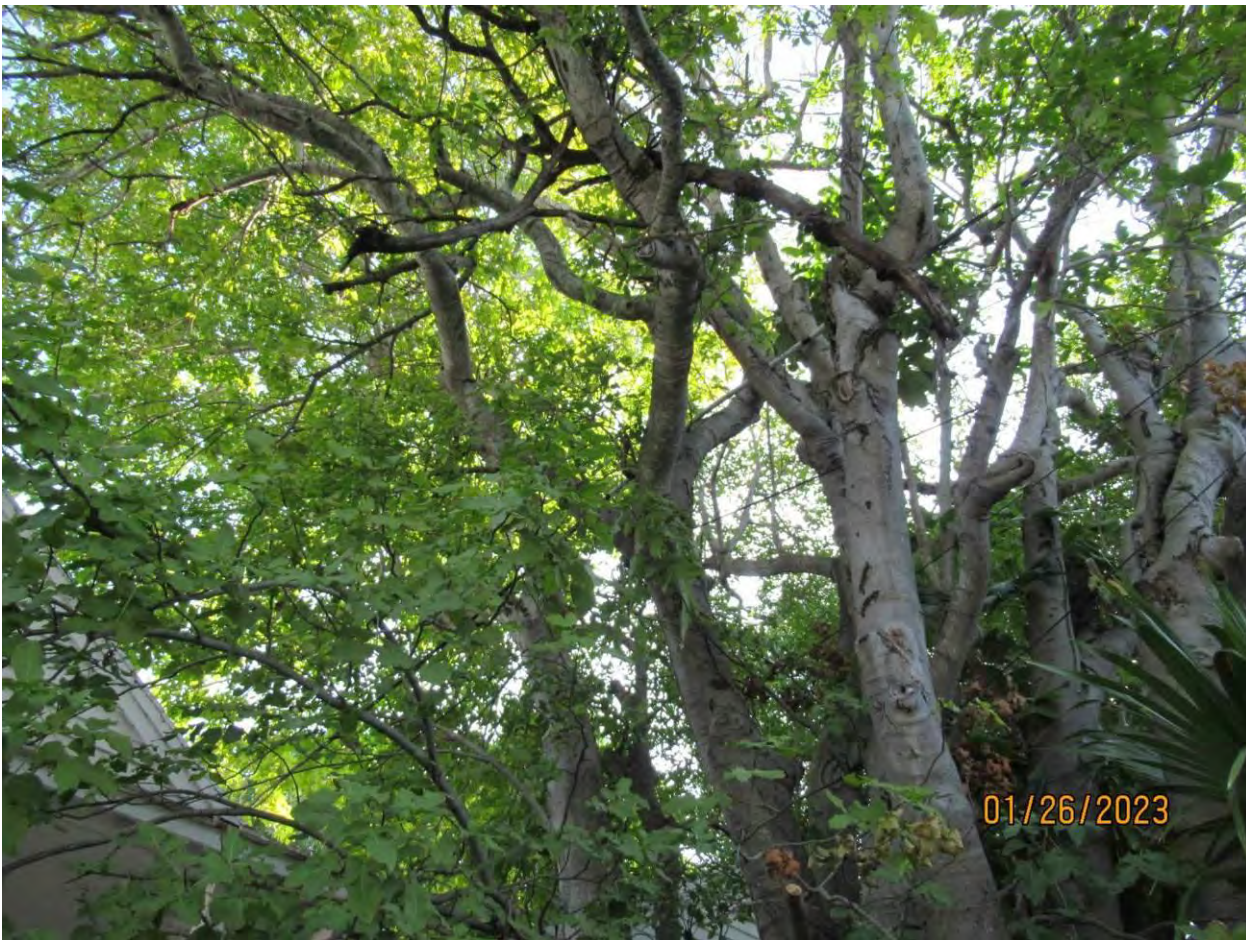


Photo of
tree
trunks
and
canopy,
view 3.



Two photos
of tree
canopy and
utility lines,
views 1 & 2.





Photo of tree trunk and utility line, view 3.



Photo of tree trunks, view 4.



Photo of base of tree area, property line wall and thatch palm.



Photo of base and trunks of tree, view 3.

Diameter: 72.7" (multiple trunks-4 main trunk areas on one rootball)

Location: 60% (growing close to structure, canopy in utility lines, very visible and public tree.)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair to poor. Canopy has had lack of maintenance with dead branches and decay areas, poor tree clump structure with some canopy tip dieback.)

Total Average Value = 70%

Value x Diameter = 50.8 replacement caliper inches

Questions: Can the tree clump be trimmed? What is the plan for the thatch palms growing around this large tree clump.

Note: Communication with the HARC representative and a review of the HARC files for this address show an approval to demolish the structure on the right side of the property (structure closest to tree clump). Also, removal or reconstruction of the front property line wall would not be an issue.

Tree #2



Photo showing location of tree.



Photo of tree canopy, view 1.



Photo of trunk and base of tree, view 1.



Photo of trunk and base of tree, view 2.



Photo of tree canopies and canopy of neighboring ficus tree canopy.

Tree



Photo of
tree
trunks.



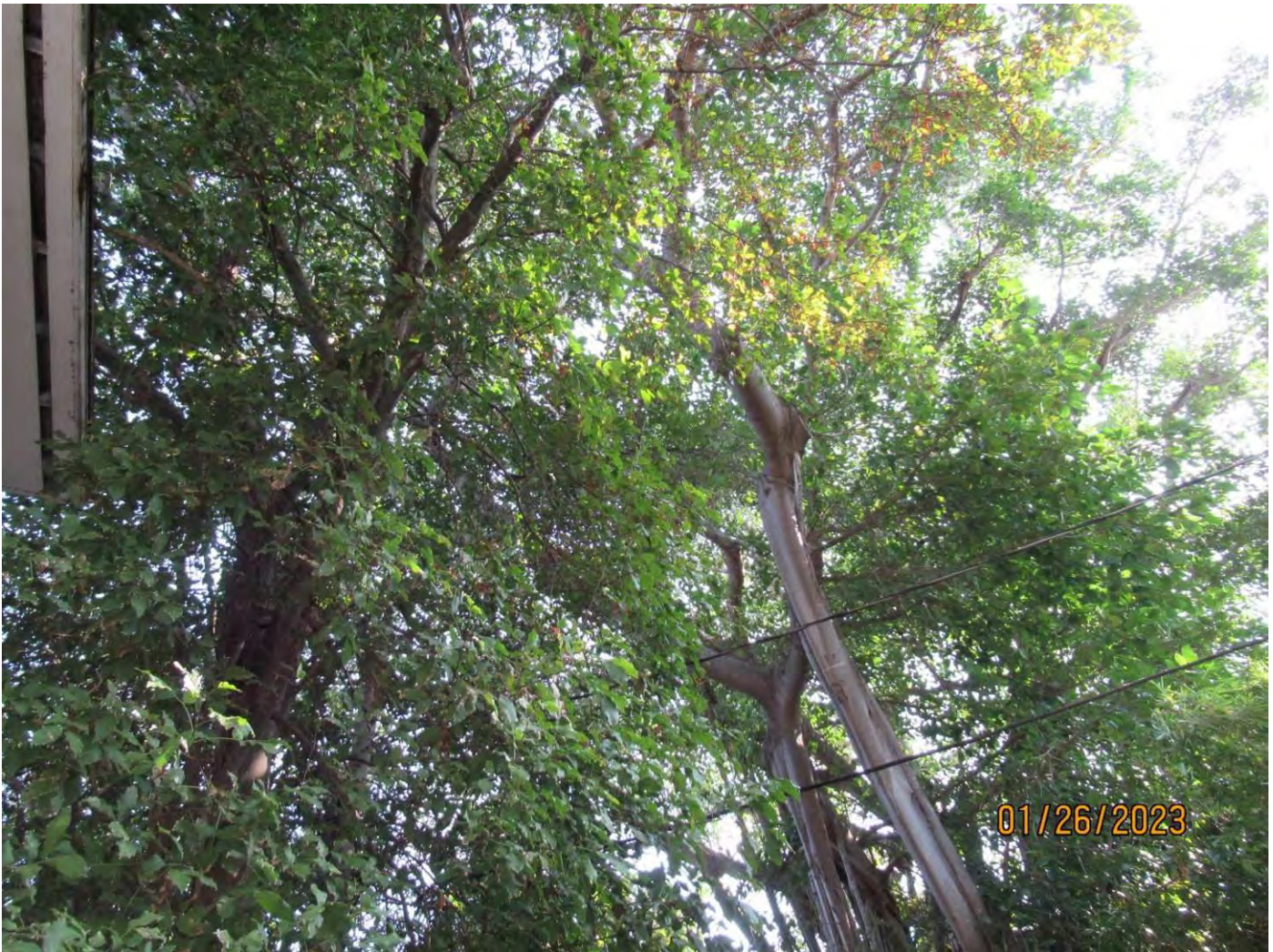
Photo of
tree
trunks and
canopies.



Photo of tree trunks and base of trees (one rootball, two trunks).



Photo of tree trunk and existing structure (structure to be demolished).



Spanish lime tree

Neighboring Ficus tree

Diameter: 22.9" (2 trunks on one rootball)

Location: 50% (growing in rear corner of lot with canopy growing in conflict with neighboring, large ficus tree, close to existing structure-structure to be demolished and rebuilt)

Species: 100% (on protected tree list)

Condition: 50% (overall condition fair to poor, elongated growth and canopy structure)

Total Average Value = 66%

Value x Diameter = 15.1 replacement caliper inches

ADDITIONAL INFORMATION

SITE DATA

317 WHITEHEAD STREET
RE # 0000490-000000

ITEM	REQ. PER LOR	EXISTING	PROPOSED	REMARK
DISTRICT	NBD	NBD	NBD	NO CHANGE TO EXISTING
SITE AREA	5,000.00 SQ. FT.	5,437.39 SQ. FT.	EXISTING	SEE SURVEY
LOT SIZE	30' X 100' (MIN)	SEE SURVEY	EXISTING	SEE SURVEY
IMPROVEMENT	3,823.43 SQ. FT. (76.85%)	5,817.49 SQ. FT. (106.95%)	3,823.39 SQ. FT. (70.45%)	IMPROVED CONFORMANCE
OPEN SPACE	2,266.56 SQ. FT. (39.5%)	1,315.8 SQ. FT. (24.19%)	2,593.9 SQ. FT. (47.75%)	IMPROVED NON-CONFORMANCE
BUILDING COV.	2,266.49 SQ. FT. (39.5%)	3,413.7 SQ. FT. (62.21%)	2,722.9 SQ. FT. (50.08%)	IMPROVED CONFORMANCE
ACCESSORY STRUCTURE	482 SQ. FT. (20% MAX COV.)	89 SQ. FT. (1.6%)	EXISTING	EXISTING
REAR YARD COV.	1,146 SQ. FT. (22.92% MAX)	1,146 SQ. FT. (21.08%)	1,146 SQ. FT. (21.08%)	CONFORMANCE
FRONT YARD COV.	946.5 SQ. FT. (19% MAX)	137 SQ. FT. (2.5%)	257 SQ. FT. (4.7%)	CONFORMANCE
OPEN SPACE COV.	1,081 SQ. FT. (21.62% MAX)	1,081 SQ. FT. (19.89%)	1,081 SQ. FT. (19.89%)	CONFORMANCE
SETBACKS				
SIDE SETBACK (NORTH)	5'	4'-10"	EXISTING	EXISTING NON-CONFORMANCE
SIDE SETBACK (SOUTH)	5'	5'-6 1/2"	EXISTING	CONFORMANCE
REAR SETBACK	10'	8'-0"	17'-11 1/4"	IMPROVED CONFORMANCE
FRONT SETBACK	5'	10'-6 1/2"	EXISTING	NO CHANGE TO EXISTING
BUILDING HEIGHT	30'	12'-0" MAX	EXISTING	NO CHANGE TO EXISTING

FEMA MAP FLOOD ZONE: AE-5

SITE LOCATION MAP



GENERAL NOTES:

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED OR DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL UTILITIES AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

COMMENTS:

DESIGN NOTES:

SCOPE OF WORK:

SQUARE FOOT TABLE:

DRAWING SCHEDULE:

- T1.1 TITLE, SITE DATA & PROJECT INFORMATION
 C0.1 SURVEY & TREE PROTECTION
 A1.1 SITE & 1ST FLOOR PLAN
 A1.2 2ND FLOOR PLAN
 A1.3 ELEVATIONS

ABBREVIATION LEGEND:

- ADJ. = ADJUSTABLE
 A.F.F. = ABOVE FINISH FLOOR
 A.A.G. = ABOVE ADJACENT GRADE
 ALUM. = ALUMINUM
 ARCH. = ARCHITECTURAL
 BALC. = BALCONY
 BO. = BOARD
 C.I.P. = CAST IN PLACE
 C.J. = CONTROL JOINT
 CL. = CLOSET
 S. = CENTRALINE
 CONC. = CONCRETE
 COOR. = COORDINATE
 C.O.R. = CROWN OF ROAD
 D. = DRYER
 DIM. = DIMENSION
 DN. = DOWN
 DTL. = DETAIL
 DW. = DRYWALL
 DWG. = DRAWING
 ELEC. = ELECTRICAL
 ELEV. = ELEVATOR
 E.P. = ELECTRICAL PANEL
 EQ. = EQUAL
 EX. = EXISTING
 E.J. = EXPANSION JOINT
 F.F.E. = FINISH FLOOR ELEVATION
 FIN. = FINISH
 FREE. = FREEZER
 GYP. BD. = GYPSUM WALL BOARD
 HDNZ. = HORIZONTAL
 HR. = HOUR
 MAX. = MAXIMUM
 MECH. = MECHANICAL
 MIC. = MICROWAVE OVEN
 MIN. = MINIMUM
 M.S.F. = MOISTURE RESISTANT
 N.A. = NOT APPLICABLE
 N.C. = NOT IN CONTRACT
 O.H. = OPPOSITE HAND
 PT. = PART
 P.T. = PRESSURE TREATED
 R.A. = RETURN
 REF. = REFERENCE
 REFR. = REFRIGERATOR
 REQ. = REQUIRED
 SCHED. = SCHEDULE
 S.F. = SQUARE FOOT
 SIM. = SIMILAR
 STOR. = STORAGE
 STRUCT. = STRUCTURAL
 SQ. = SQUARE
 TL. = TILE
 TYP. = TYPICAL
 U.C. = UNDER COUNTER
 U.N.O. = UNLESS NOTED OTHERWISE
 VERT. = VERTICAL
 V.I.F. = VERITY IN FIELD
 W. = WITH
 WD. = WOOD
 W.H. = WATER HEATER

A RENOVATION FOR 317 WHITEHEAD STREET KEY WEST, FL 33042



T.S. NEAL
ARCHITECTS INC.
22874 OVERSEAS HWY
CUJOCOS KEY, FL
33042
305-340-6827
251-422-9547

FOR REVIEW
ONLY, NOT FOR
CONSTRUCTION

317 WHITEHEAD STREET
KEY WEST, FL 33042

DRAWING TITLE:
TITLE, SITE DATA, SURVEY &
PROJECT INFORMATION

DRAWN: EBSA
CHECKED:
DATE: 10-07-2022

REVISION # DATE
T1.1
SHEET #



TIMOTHY SETH NEAL FLA. REGISTRATION # AB97505



22974 OVERSEAS HWY
CUDJO KEY, FL
33062
308-340-8857
251-622-8547

FOR REVIEW
ONLY, NOT FOR
CONSTRUCTION

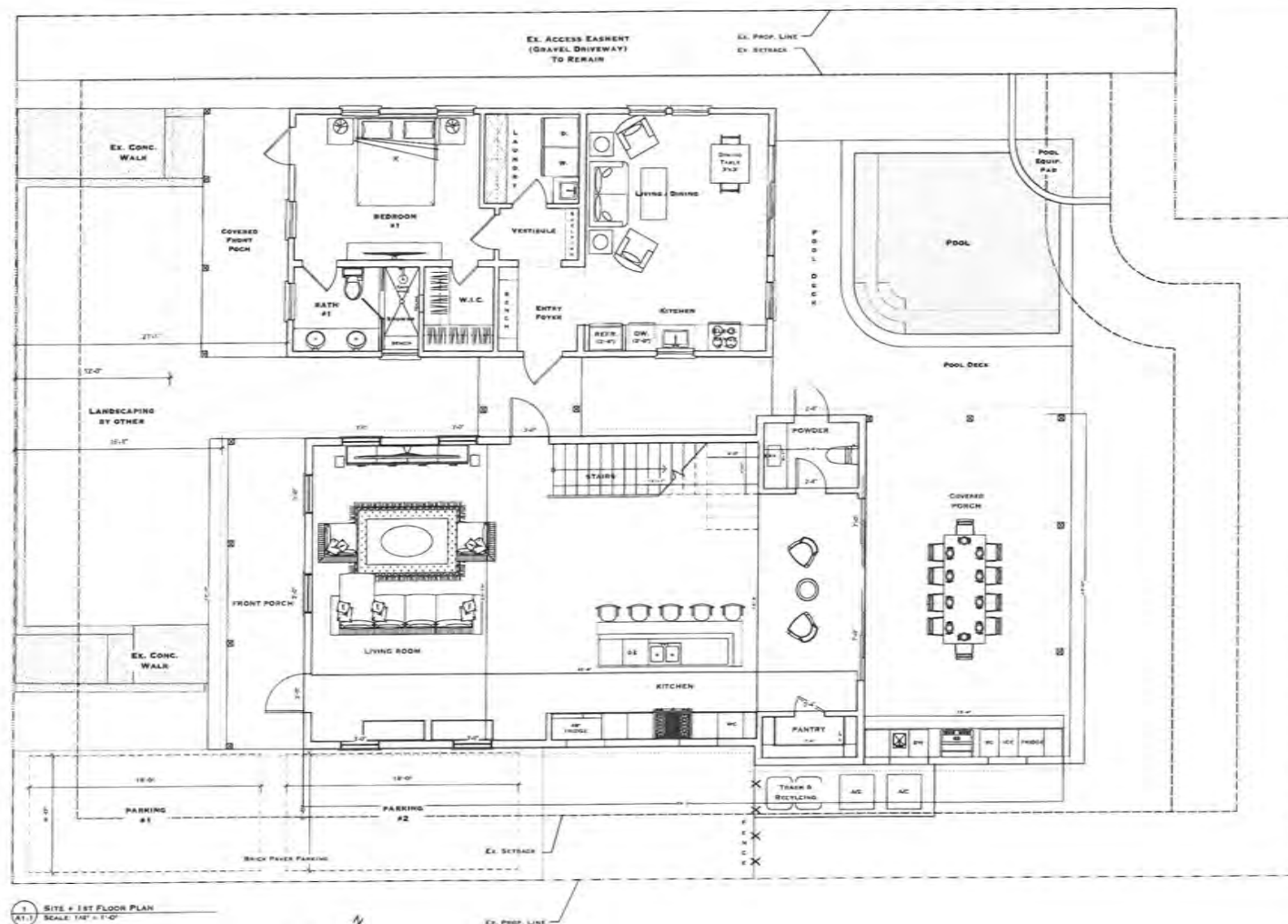
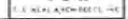
317 WHITEHEAD STREET
KEY WEST, FL 33040

DRAWING TITLE:
SITE & 1ST FLOOR PLAN

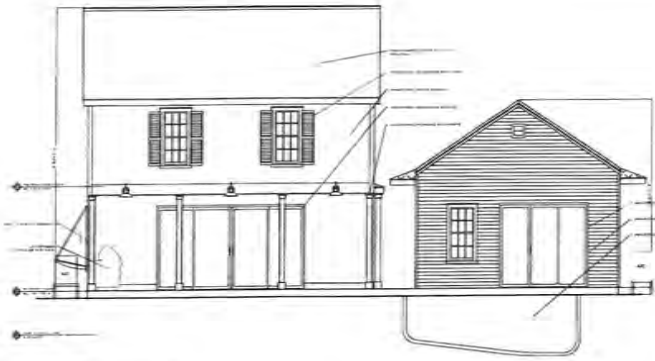
DRAWN: EDSA
CHECKED:
DATE: 10-07-2022

REVISION #	DATE
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A1.1
SHEET #



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



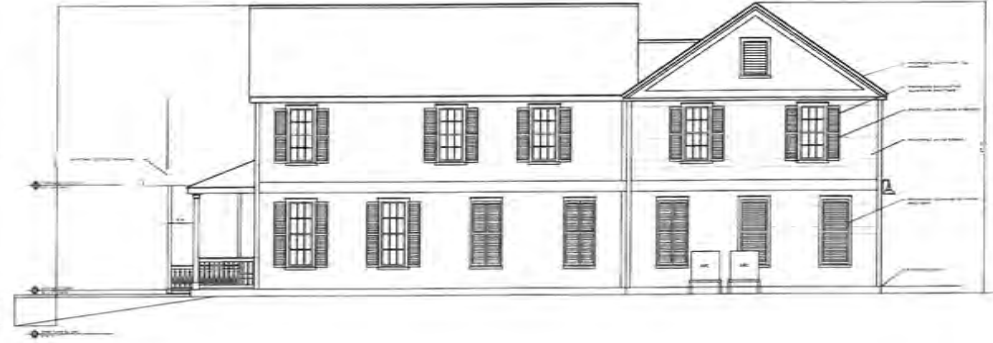
1 ELEVATION: EAST (REAR)
 (A1.3) SCALE: 3/16" = 1'-0"



2 ELEVATION: NORTH
 (A1.3) SCALE: 3/16" = 1'-0"



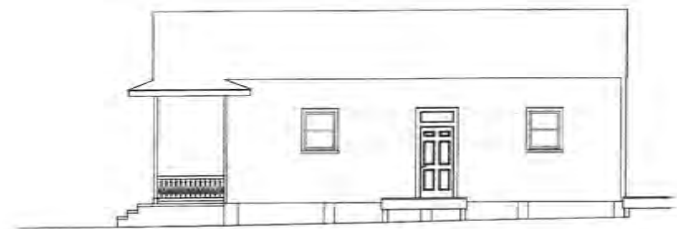
3 ELEVATION: WEST (FRONT)
 (A1.3) SCALE: 3/16" = 1'-0"



4 ELEVATION: SOUTH
 (A1.3) SCALE: 3/16" = 1'-0"



5 ELEVATION: NORTH (PARTIAL)
 (A1.3) SCALE: 3/16" = 1'-0"



6 ELEVATION: SOUTH (PARTIAL)
 (A1.3) SCALE: 3/16" = 1'-0"

HARC PERMIT PLANS FOR 317 WHITEHEAD ST




LOCATION MAP

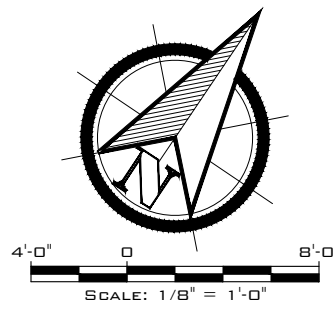
PROJECT LOCATION:
317 WHITEHEAD ST,
KEY WEST, FL 33040

CLIENT:

MICHAEL R MARCEAU

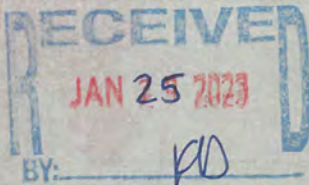
REV: DESCRIPTION		BY:	DATE
STATUS: FINAL			
			
ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN			
3710 N. ROOSEVELT BLVD KEY WEST, FL 33540 (305) 308-2819 WWW.ARTIBUSDESIGN.COM CA # 30855			
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.			
SHEET MICAE R MARCEAU			
PROJECT 317 WHITEHEAD ST			
SITE 317 WHITEHEAD ST KEY WEST, FL 33040			
TITLE EXISTING SITE PLAN			
SIGNATURE: _____			
DATE: _____			
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE # 171483			
DESIGN BY	DATE	SCALE	CHECK
AS SHOWN	09/20/21	0A	0AMN
PROJECT NO.	DRAWING NO.	DATE	REVISION
2106-01	1	9-100	1





KEY: DESCRIPTION:		REV: DATE:	
STATUS: FINAL			
 ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN			
3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3512 WWW.ARTIBUSDESIGN.COM CA # 36835			
CLIENT:		MICHAEL R MARCEAU	
PROJECT:		317 WHITEHEAD ST	
SITE:		317 WHITEHEAD ST KEY WEST, FL 33040	
TITLE:		PROPOSED SITE PLAN	
DESIGN BY: GSH	DATE: 09-22-2011	DRAWN BY: GSH	CHECKED BY: GSH
PROJECT NO:	DRAWING NO:	REVISION:	
2106-01	C-102	1	

Application



T2023 - 0022

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 01/23/2023

Tree Address 317 Whitehead St
Cross/Corner Street Caroline St
List Tree Name(s) and Quantity x2 Spanish Lime
Species Type(s) check all that apply () Palm () Flowering () Fruit (x) Shade () Unsure
Reason(s) for Application: 1x lifting house foundation.
(x) Remove () Tree Health (x) Safety (x) Other/Explain below
() Transplant () New Location () Same Property () Other/Explain below
() Heavy Maintenance Trim () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Additional Information and Explanation x1 Lifting house foundation
x1 To close to existing structure and growing into a large Ficus tree

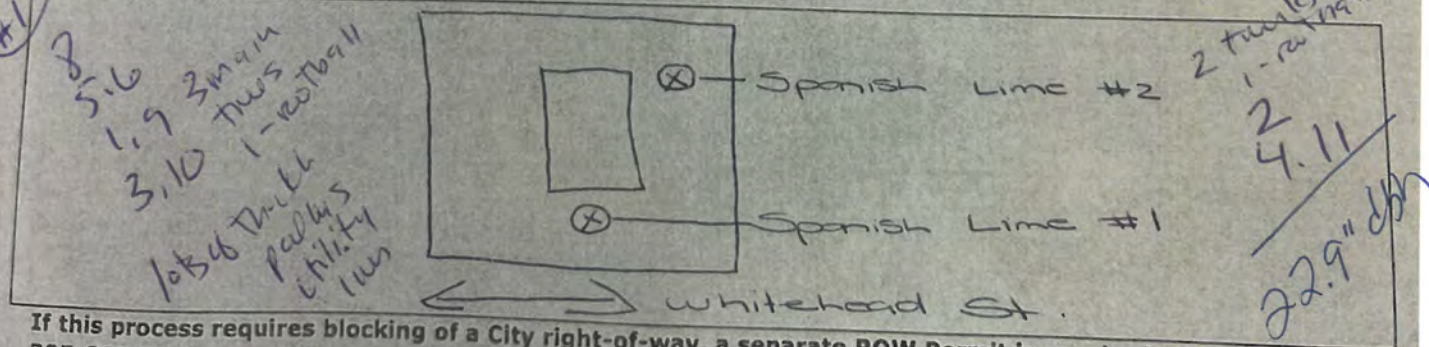
Property Owner Name Doug Maxwell, Key West Modernist LLC
Property Owner email Address 6378 Mill St., 2nd Floor, Rhinebeck, NY 12572
Property Owner Mailing Address 6378 Mill St., 2nd Floor, Rhinebeck, NY 12572
Property Owner Phone Number 212-518-3130
Property Owner Signature [Signature]

Representative Name Just Keys Trees
Representative email Address Justkeystrees@comcast.net
Representative Mailing Address 5550 5th Ave Suite #6, Key West, Florida, 33040
Representative Phone Number 305-735-4656

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit. Tree Representation Authorization form attached ()

Sketch location of tree in this area including cross/corner Street

Please identify tree(s) with colored tape



If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.



Tree Representation Authorization

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Date 01/23/2023

Tree Address 317 Whithead St

Property Owner Name Doug Maxwell, Key West Modernist LLC

Property Owner Mailing Address 6378 Mill St., 2nd Floor, Rhinebeck, NY 12572

Property Owner Mailing City,

State, Zip 6378 Mill St., 2nd Floor, Rhinebeck, NY 12572

Property Owner Phone Number 212-518-3130

Property Owner email Address doug@s3arc.com

Property Owner Signature *[Signature]*

Representative Name Just Keys Trees

Representative Mailing Address 5550 5th Ave Suite #6

Representative Mailing City, Key West

State, Zip Florida, 33040

Representative Phone Number 305-735-4656

Representative email Address Justkeystrees@comcast.net

Douglas, Wayne, Maxwell

I, Doug Maxwell hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above is there is any questions or need access to my property.

Property Owner Signature *[Signature]*

The forgoing instrument was acknowledged before me on this 23 day January.

By (Print name of Affiant) Douglas Wayne Maxwell who is personally known to me or has produced Driver License as identification and who did take an oath.

Notary Public

Sign name: *[Signature]*

Print name: Sumike Crider

My Commission expires: _____

Notary Public-State of _____

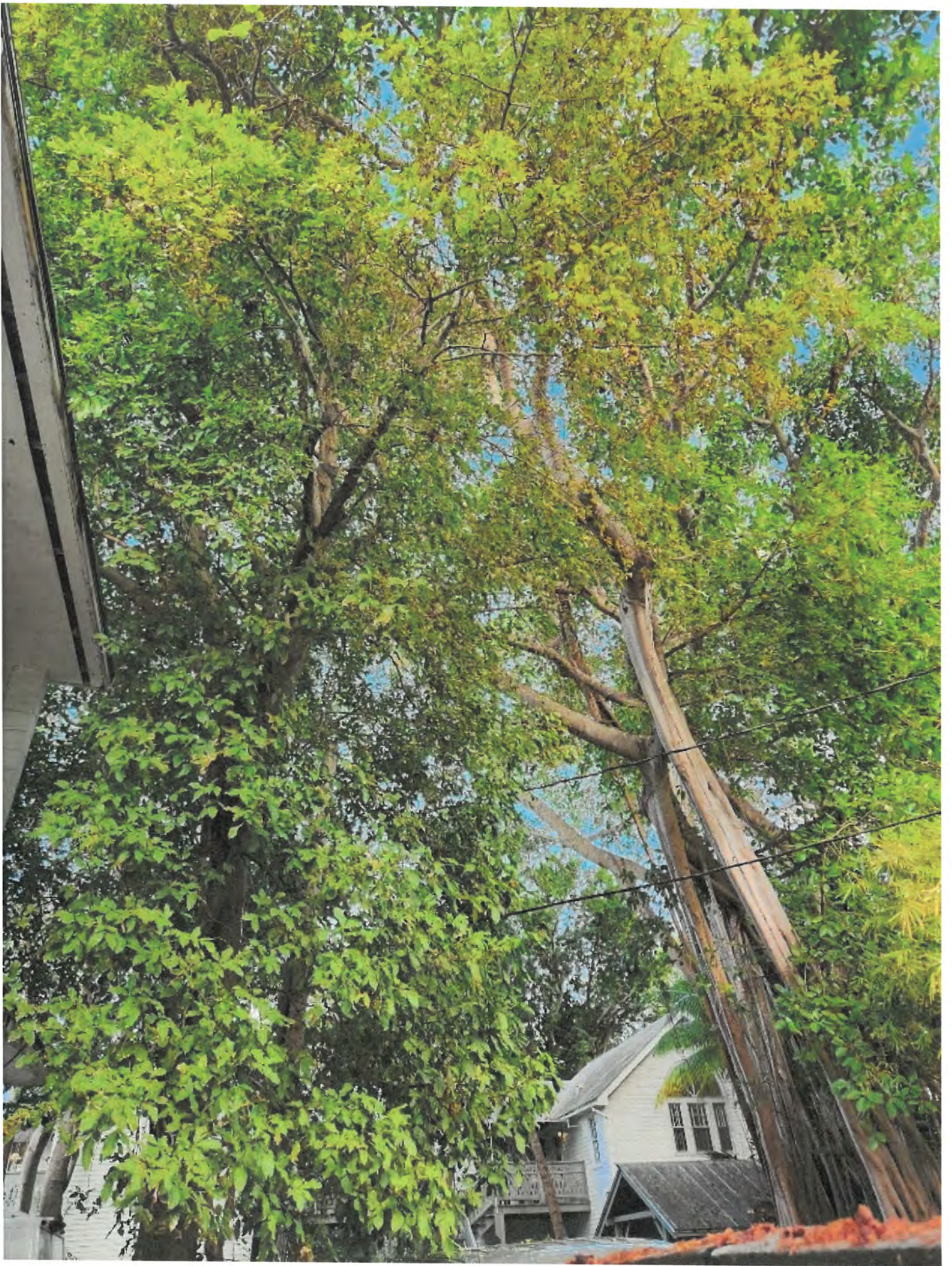
(Seal)

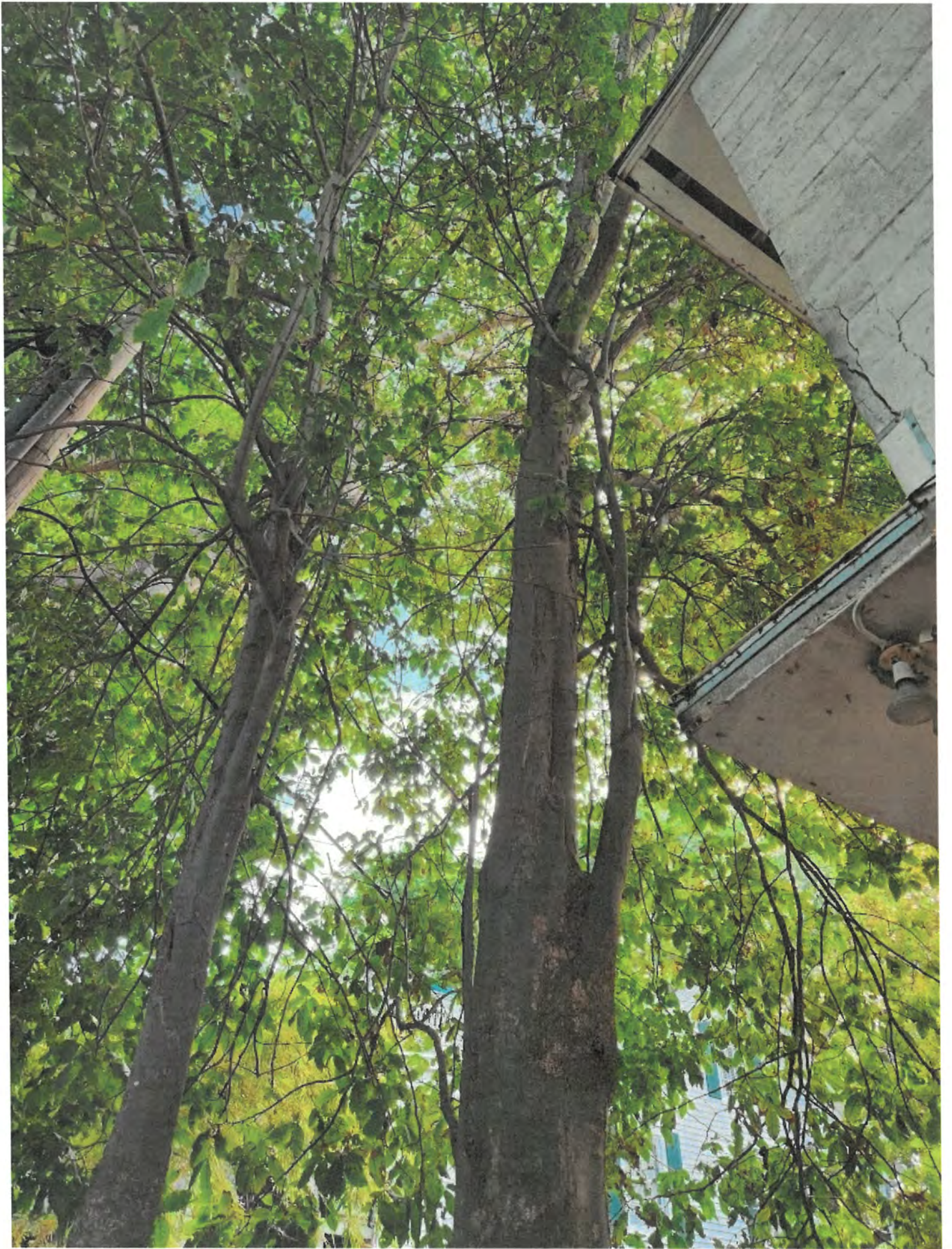














Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00004490-000000
Account# 1004677
Property ID 1004677
Millage Group 10KW
Location Address 317 WHITEHEAD ST, KEY WEST
Legal KW PT LT 3 SQR 25 G71-343/44 G72-528/29 A4-460/61 OR294-445/47 OR491-356/57 OR605-887 OR819-1809/12 OR819-1815/18 OR863-1434/35 OR877-1405 OR909-1035/36 OR2558-1823/24 OR3097-0350 OR3097-343 OR3199-2161
Description [Note: Not to be used on legal documents.]
Neighborhood 32020
Property Class ONE STORY OFFICE (1700)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing

**Owner**

KEY WEST MODERNIST LLC
 7901 4th St N
 Ste 300
 Saint Petersburg FL 33702

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$190,019	\$196,353	\$196,353	\$205,854
+ Market Misc Value	\$1,743	\$2,215	\$2,235	\$2,256
+ Market Land Value	\$1,041,017	\$1,441,409	\$1,441,409	\$1,264,910
= Just Market Value	\$1,232,779	\$1,639,977	\$1,639,997	\$1,473,020
= Total Assessed Value	\$1,232,779	\$1,317,690	\$1,197,900	\$1,089,000
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,232,779	\$1,639,977	\$1,639,997	\$1,473,020

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$1,441,409	\$196,353	\$2,215	\$1,639,977	\$1,317,690	\$0	\$1,639,977	\$0
2020	\$1,441,409	\$196,353	\$2,235	\$1,639,997	\$1,197,900	\$0	\$1,639,997	\$0
2019	\$1,264,910	\$205,854	\$2,256	\$1,473,020	\$1,089,000	\$0	\$1,473,020	\$0
2018	\$1,061,504	\$0	\$0	\$1,061,504	\$990,000	\$0	\$1,061,504	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact your office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1700)	6,537.00	Square Foot	67	100

Buildings

Building ID	39334	Exterior Walls	AB AVE WOOD SIDING
Style	2 STORY ON GRADE	Year Built	1963
Building Type	OFFICE BLD-1 STORY / 17C	EffectiveYearBuilt	1991
Gross Sq Ft	3799	Foundation	
Finished Sq Ft	3534	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	
Perimeter	374	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	40	Half Bathrooms	0
Interior Walls		Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	133	0	0
FLA	FLOOR LIV AREA	3,534	3,534	0
OPU	OP PR UNFIN LL	102	0	0
OUU	OP PR UNFIN UL	30	0	0
TOTAL		3,799	3,534	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RW2	1975	1976	1	157 SF	3
FENCES	1989	1990	1	500 SF	2
FENCES	1994	1995	1	30 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/31/2022	\$1,825,000	Warranty Deed	2396222	3199	2161	01 - Qualified	Improved		
5/5/2021	\$1,150,000	Warranty Deed	2319413	3097	0350	01 - Qualified	Improved		
5/5/2021	\$100	Quit Claim Deed	2319411	3097	343	11 - Unqualified	Improved		
3/7/2012	\$0	Quit Claim Deed		2558	1823	11 - Unqualified	Improved		
4/1/1983	\$75,000	Warranty Deed		877	1405	U - Unqualified	Improved		
2/1/1975	\$40,000	Conversion Code		605	887	Q - Qualified	Improved		

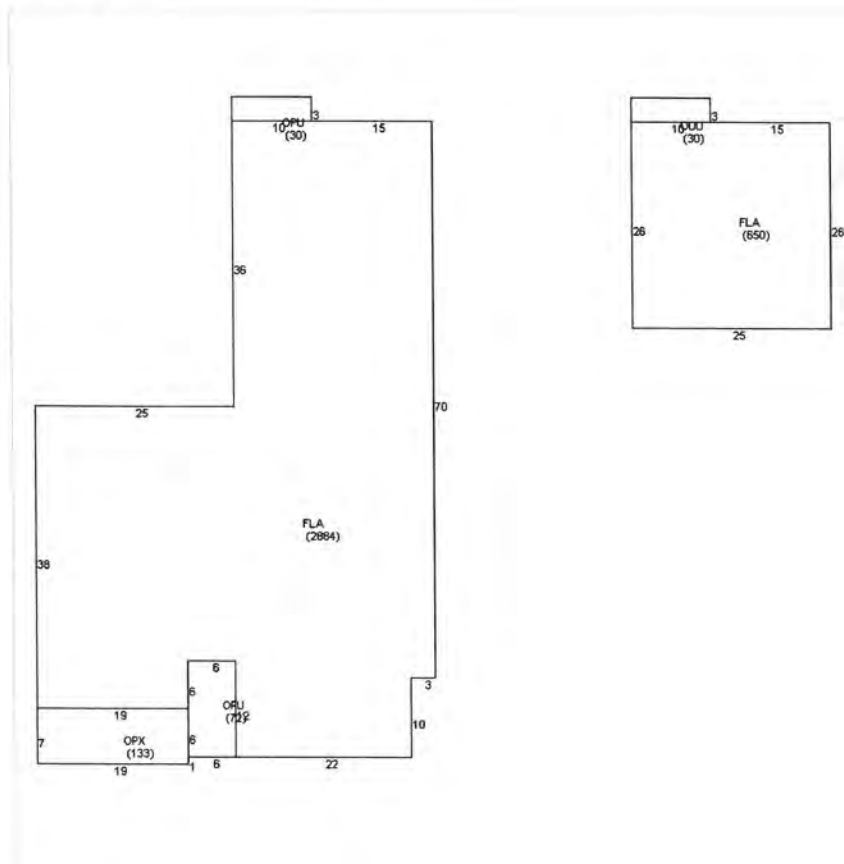
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-4105	10/19/2015	5/13/2017	\$8,950	Commercial	REPLACE GRAVEL ROOF.
10-00000095	1/14/2010		\$500	Commercial	INSTALL SIGN
06-3374	6/5/2006	9/28/2006	\$2,000	Commercial	INSTALL TORCH DOWN MODIFIED RUBBER 1 1/2 SQRS.
05-4598	12/14/2005	12/31/2005	\$500	Commercial	RUN POWER FOR ARM ACROSS DRIVEWAY
05-4772	10/31/2005	12/31/2005	\$500	Commercial	EMERGENCY ELECTRIC REPAIR FROM WILMA
05-3183	10/7/2005	12/31/2005	\$5,415	Commercial	RELOCATE LIFTMASTER ARM AT BARRIER ENTRANCE
B953330	10/1/1995	12/1/1995	\$1,000	Commercial	CBS STORAGE BLDG/WALL
B953475	10/1/1995	12/1/1995	\$1,700	Commercial	CANVAS COVERED CARPORT
B951363	4/1/1995	8/1/1995	\$400	Commercial	REPAIR CONCRETE
B950502	2/1/1995	8/1/1995	\$1,200	Commercial	SCAPE/REPAINT BUILDING

View Tax Info

[View Taxes for this Parcel](#)

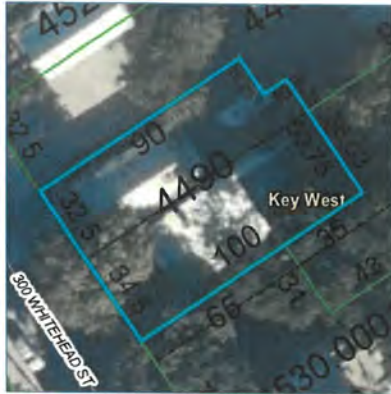
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one (1) year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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Detail by Entity Name

Florida Limited Liability Company
KEY WEST MODERNIST LLC

Filing Information

Document Number L22000224503
FEI/EIN Number NONE
Date Filed 05/12/2022
State FL
Status ACTIVE

Principal Address

7901 4TH ST N
STE 300
ST. PETERSBURG, FL 33702

Mailing Address

7901 4TH ST N
STE 300
ST. PETERSBURG, FL 33702

Registered Agent Name & Address

REGISTERED AGENTS INC.
7901 4TH ST N
STE 300
ST. PETERSBURG, FL 33702

Authorized Person(s) Detail

NONE

Annual Reports

No Annual Reports Filed

Document Images

[05/12/2022 -- Florida Limited Liability](#)

[View image in PDF format](#)

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L22000224503
FILED 8:00 AM
May 12, 2022
Sec. Of State
bcoates**

Article I

The name of the Limited Liability Company is:

KEY WEST MODERNIST LLC

Article II

The street address of the principal office of the Limited Liability Company is:

7901 4TH ST N
STE 300
ST. PETERSBURG, FL. US 33702

The mailing address of the Limited Liability Company is:

7901 4TH ST N
STE 300
ST. PETERSBURG, FL. US 33702

Article III

The name and Florida street address of the registered agent is:

REGISTERED AGENTS INC.
7901 4TH ST N
STE 300
ST. PETERSBURG, FL. 33702

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: BILL HAVRE

Signature of member or an authorized representative

Electronic Signature: RILEY PARK

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

Karen DeMaria

From: Doug Maxwell <doug@s3arc.com>
Sent: Friday, January 27, 2023 10:43 AM
To: Karen DeMaria
Cc: justkeystrees@comcast.net; Christopher Dierig
Subject: [EXTERNAL] RE: 317 Whitehead Street Tree Removal Application
Attachments: 5-31-22 - EIN - Initial Filing - Key West Modernist LLC.pdf; Key West Modernist LLC Operating Agreement.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Karen,

Yes, see attached. Please let me know if you need anything further. Thanks!

Best,
Doug

From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Sent: Thursday, January 26, 2023 12:26 PM
To: Doug Maxwell <doug@s3arc.com>
Cc: justkeystrees@comcast.net
Subject: 317 Whitehead Street Tree Removal Application

Mr. Maxwell:

I need a copy of some documentation that shows you are authorized to sign on behalf of Key West Modernist LLC. Attached are copies of the documents I review and your name is not on either.

Sincerely,

Karen

Karen DeMaria

Urban Forestry Manager
Certified Arborist FL-6585A
City of Key West
305-809-3768



OPERATING AGREEMENT
of
Key West Modernist LLC

This Operating Agreement (the "Agreement") made and entered into this 12th day of May, 2022 (the "Execution Date"),

AMONGST

S3RD LLC of 6378 Mill St, 2nd Floor, Rhinebeck, NY 10019
(the "Member")

with principal members of being
Christopher Dierig of 100 Rocann Dr, Rhinebeck, NY 12572, and
Douglas Maxwell of 100 Rocann Dr, Rhinebeck, NY 12572
(collectively the "Members")

BACKGROUND

- A. The Members wish to associate themselves as members of a limited liability company.
- B. The terms and conditions of this Agreement will govern the members within the limited liability company.

IN CONSIDERATION OF and as a condition of the Members entering into this Agreement and other valuable consideration, the receipt and sufficiency of which is acknowledged, the parties to this Agreement agree as follows:

Formation

1. By this Agreement the Members form a Limited Liability Company (the "Company") in accordance with the laws of the State of Florida.